

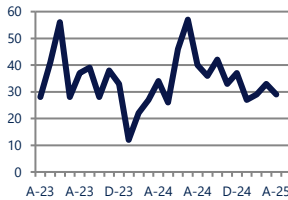
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **BON AIR AND HUGUENOT FARMS HOUSING MARKET**

APRIL 2025

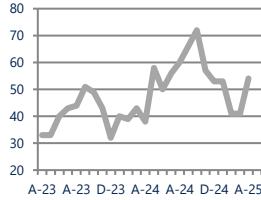
Zip Code(s): 23235

Units Sold 29



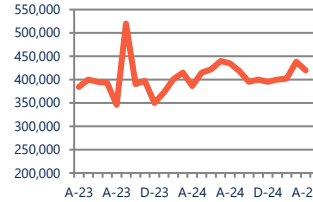
Down -15%
Vs. Year Ago

Active Inventory 54



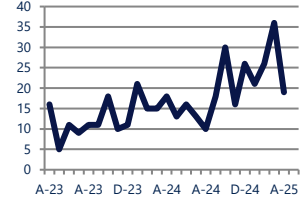
Up 42%
Vs. Year Ago

Median Sale Price \$420,000



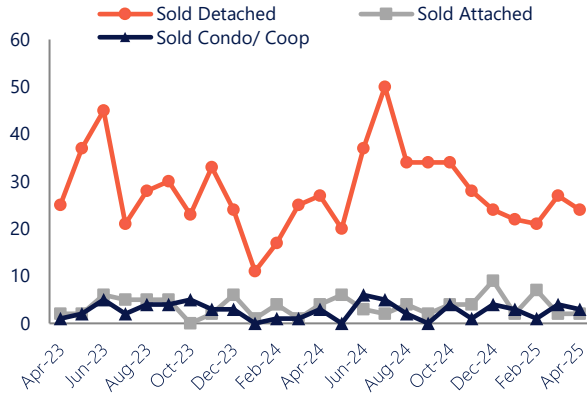
Up 9%
Vs. Year Ago

Days On Market 19



Up 6%
Vs. Year Ago

Units Sold*



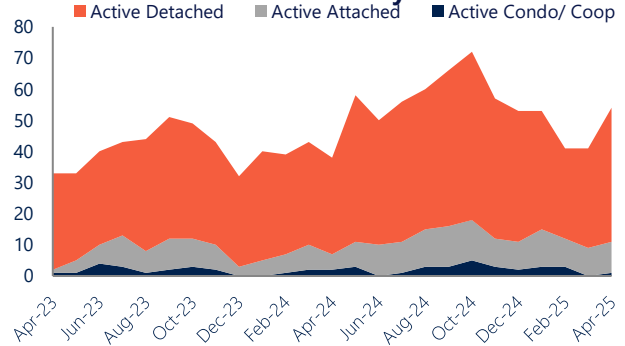
Units Sold

There was a decrease in total units sold in April, with 29 sold this month in Bon Air and Huguenot Farms versus 33 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 15% versus April 2024.

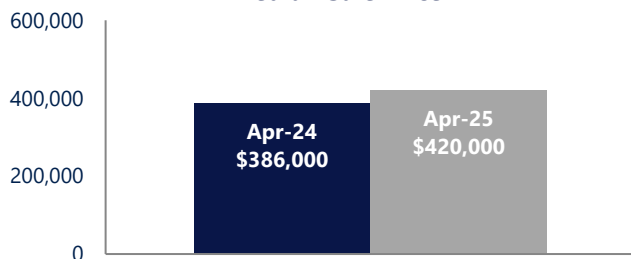
Active Inventory

Versus last year, the total number of homes available this month is higher by 16 units or 42%. The total number of active inventory this April was 54 compared to 38 in April 2024. This month's total of 54 is higher than the previous month's total supply of available inventory of 41, an increase of 32%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Bon Air and Huguenot Farms Homes was \$386,000. This April, the median sale price was \$420,000, an increase of 9% or \$34,000 compared to last year. The current median sold price is 4% lower than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Bon Air and Huguenot Farms are defined as properties listed in zip code/s 23235.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.

THE LONG & FOSTER MARKET MINUTE™

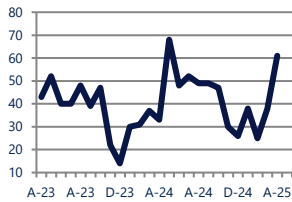
FOCUS ON: BON AIR AND HUGUENOT FARMS HOUSING MARKET

APRIL 2025

Zip Code(s): 23235

New Listings

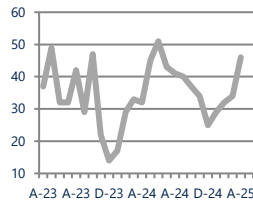
61



Up 85%
Vs. Year Ago

Current Contracts

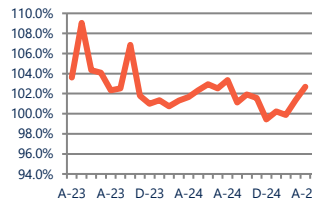
46



Up 44%
Vs. Year Ago

Sold Vs. List Price

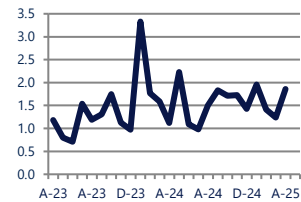
102.7%



Up 1%
Vs. Year Ago

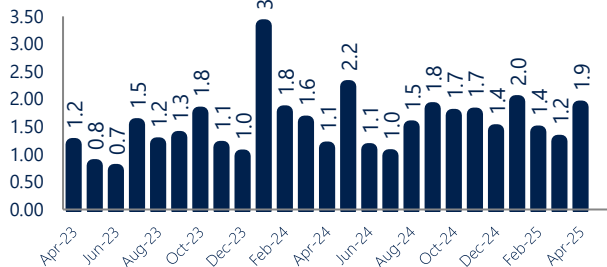
Months of Supply

1.9



Up 66%
Vs. Year Ago

Months Of Supply



Months of Supply

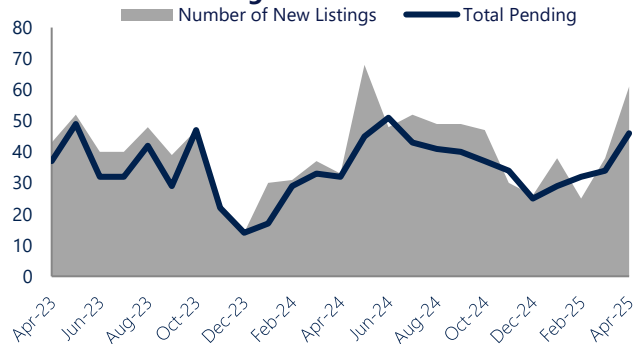
In April, there was 1.9 months of supply available in Bon Air and Huguenot Farms, compared to 1.1 in April 2024. That is an increase of 67% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

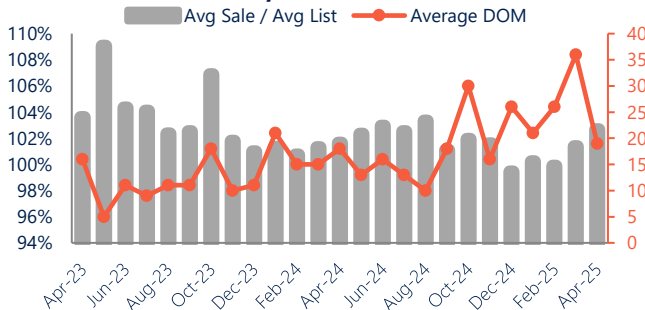
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Bon Air and Huguenot Farms compared to 33 in April 2024, an increase of 85%. There were 46 current contracts pending sale this April compared to 32 a year ago. The number of current contracts is 44% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Bon Air and Huguenot Farms was 102.7% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 18, an increase of 6%.

Bon Air and Huguenot Farms are defined as properties listed in zip code/s 23235.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by CVRMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of CVRMLS or Long & Foster Real Estate, Inc.